

CAROLINA BEACH

Planning and Zoning Meeting

Thursday, August 11, 2022 — 6:00 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. July 14th, 2022 – P&Z Minutes

STAFF REPORT ON RECENT COUNCIL MEETINGS

STAFF REPORT ON RECENT DEVELOPMENTS

PUBLIC DISCUSSION

2. **Conditional Zoning** to consider a Hotel with a Restaurant and Bar located at 205, 207, 209 N Lake Park Blvd and 204 Harper Avenue in the Central Business District.

Applicant: Jefferson C Woodall, Architect

DISCUSSION ITEMS

NON-AGENDA ITEMS

ADJOURNMENT



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Senior Planner

DEPARTMENT: Planning &
Development

MEETING: Planning & Zoning Commission – 11 AUGUST 2022

SUBJECT: July 14th, 2022 – P&Z Minutes

Action:

Approve the July 14th, 2022 Minutes

CAROLINA BEACH

Planning and Zoning Commission Meeting

Thursday, July 14, 2022 - 6:00 PM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



MINUTES

CALL TO ORDER

Chairman Rouse called the meeting to order at 6:00 PM.

PRESENT

Chairman Wayne Rouse
Commissioner Melanie Boswell
Commissioner Ethan Crouch
Commissioner Todd Piper
Commissioner Bill Carew
Commissioner Lynn Conto

ABSENT

Vice Chairman Jeff Hogan

ALSO PRESENT

Planning Director Jeremy Hardison
Senior Planner Gloria Abbotts

APPROVAL OF MINUTES

1. March 10, 2022 – P&Z Minutes

ACTION: Motion to approve the minutes as written

Motion made by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Carew, Commissioner Conto

Motion passed 6-0

STAFF REPORT ON RECENT COUNCIL MEETINGS

Ms. Abbotts reported the following statistics for April-June:

Permitting

- 168 permits (renovation, repair, grading, additions, fence)
- 52 residential new construction
- 60 certificates of occupancy

Demos

- 501 Dow Road (new bathrooms coming to Mike Chappell Park)
- 608 Glenn Avenue
- 1611 Searay Lane
- 413 Cape Fear Boulevard
- 1421 Mackerel Lane
- 123 Harper Avenue
- 911 Blanche Avenue

New Businesses

- Encor Solar – 1326 North Lake Park Boulevard, Suite 3
- Grant Healey Pottery – 1324 North Lake Park Boulevard, Suite 3
- High Tide Lounge – 1800 Carolina Beach Avenue North at Carolina Beach Pier (new owners)
- Nancy Jo's Homemade – 1206 North Lake Park Boulevard, Suite G (relocation)

Town Council and Other Updates

- Fireworks and rides permitted
- Council passed water usage text amendment
- No action taken on petition to pave 2nd Street
- Council adopted Americans with Disabilities Act (ADA) Transition Plan
- Beautification Committee coming before Technical Review Committee (TRC) about planting trees in street rights-of-way
- Right-of-way closure for Saint Joseph Street as part of the Basin Road project coming before TRC
- Minor Planned Unit Development (PUD), two units at 314 Cape Fear Boulevard, coming before TRC
- Minor Planned Unit Development (PUD), three units at 1323 Saint Joseph Street, coming before TRC
- Stop sign petition in Seagrove neighborhood coming before TRC
- Neighborhood Business text amendment heard in November has not yet gone to Council; still trying to work out kinks
- The Proximity is applying for business permits soon, and TRC will likely hear some of the plans in August
- Discussion about possibly changing the speed limit on Carolina Beach Avenue North from 25 mph to 20 mph coming before TRC
- Conditional Zoning (CZ) for new hotel at 207 North Lake Park Boulevard coming before TRC

Upcoming Projects

- 123 Harper Avenue wants to rebuild a multi-use, multi-tenant building
- 2 Carolina Beach Avenue North, former Krazy Kones, wants to upfit for a restaurant
- 619 Spencer Farlow Drive, apartments that burned down, applied to rebuild in the same footprint

Some Commissioners had questions about 123 Harper Avenue. Mr. Hardison said the real estate office doesn't need the whole building, so the owner wants to create two commercial storefronts on Lake

Park Boulevard and a residential unit upstairs. He said it will be the same look and height as what was there before. Chairman Rouse asked if this project will come before the Commission. Mr. Hardison said the project doesn't reach the scope of CZ because of the square footage, so it would be approved at the staff level. He said right now the main challenge is working out parking for the residential unit.

PUBLIC DISCUSSION

None

DISCUSSION ITEMS

2. Appoint a Chairman and Vice Chairman of the Planning and Zoning Commission

The current Chairman and Vice Chairman were appointed in January after former Chairman Deb LeCompte was appointed to Council. Regular appointments are scheduled to occur in July of each year.

Commissioner Conto suggested keeping the current Chairman and Vice Chairman in place because they had only served for a few meetings since their initial appointments.

ACTION: Motion to nominate Wayne Rouse and Jeff Hogan for Chairman and Vice Chairman

Motion made by Commissioner Piper, seconded by Commissioner Boswell

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Carew, Commissioner Conto

Motion passed 6-0

Chairman Rouse said Vice Chairman Hogan's absence is excused due to unforeseen air travel delays.

3. Unified Development Ordinance (UDO) Kickoff Meeting

Cape Fear Council of Governments (CFCOG) will be assisting the Town with the creation of a UDO. CFCOG is one of 16 multi-county regional planning and development agencies established in 1972 to support local governments. The organization provides a wide array of planning and development management services to local governments.

The UDO project will be divided into two phases. Phase 1 will consist of an audit of the currently adopted development codes and all applicable general codes. Phase 2 will consist of implementing the recommended changes identified in Phase 1 through the creation of a new UDO for the Town. Staff will conduct several facilitated meetings with the Commission as part of Phase 1. Once Phase 1 is complete, the UDO drafting process will begin.

Phase 1

To complete Phase 1 of the UDO creation process, there will be an audit of the Land Development Code, including the zoning, subdivision, and stormwater chapters. Phase 2 will be conducted following the audit and include drafting language and implementing recommendations that result from Phase 1. As part of the UDO creation process, staff will work with the Commission to conduct facilitated meetings for review of the current Land Development Code and any applicable General Code section.

This task is expected to take three to four meetings. As part of the audit, staff will identify articles and provisions that warrant change, removal, or update. Written findings will be delivered at each Commission meeting. The following will be included as part of the audit:

1. Identification of potential problems, improvements, and inconsistencies in the Land Development Code chapters and General Code.
2. Detailed review of the administrative and approval procedures, definitions, permitted uses, zoning map, dimensional standards, and key development standards.
3. Presentation/written audit of findings.

Once complete, CFCOG will pursue incorporating the agreed-upon recommendations and revisions for implementation in Phase 2.

Phase 2

The Town seeks to consolidate its development regulations into a single UDO to enable staff, elected officials, and citizens to better understand and administer the regulatory provisions contained within. Issues identified during Phase 1 will be rectified through revisions to the newly created UDO. Examples of tasks to be completed as part of Phase 2 of the process include:

1. Update ambiguous administrative processes.
2. Update and revise definitions.
3. Update the table of permitted uses where necessary. Limited modifications to the table of uses are anticipated. Potential land-use conflict areas will be identified.
4. Review stormwater rules and regulations and update standards to reflect findings of the Code Audit.
5. Incorporate relevant sections from the General Code into the draft UDO.
6. Outstanding Legislative Updates and General Code Conformance.
7. Commission work sessions and consensus building to amend the ordinance to include all changes identified in Phase 1. Staff will guide the Commission in reaching consensus on key issues. Amendments and revisions to existing regulations will be made on a per-article basis for consistency and clarity. Once all revisions and updates have been incorporated into the new UDO, then the complete document will be recommended for approval by the Commission and referred to Council for adoption.
8. Review applications, forms, and development fees. To conclude the UDO, the Town will analyze the fee structure for development-related permits and ordinance amendments. To further enhance the development approval process, Town staff will review all applications and forms.

Mr. Hardison introduced Wes MacLeod, CFCOG Local Government Services Director. Mr. MacLeod, who has been with CFCOG since 2015, gave some background about the organization and his experience. He then gave a presentation about what a UDO is, details of UDO phases, and the role of the Commission.

Mr. MacLeod asked Commissioners what is going well with the Town. After several Commissioners asked some procedural questions, Commissioner Piper said the Town has made progress in becoming a walkable and bike-friendly community with a lot of green space and a good Central Business District with lots of restaurants and shops.

Commissioner Conto said from a safety perspective, the Town has addressed crosswalks and signage and reduced speed limits on several roads to make them more pedestrian- and family-friendly. She said the blend of architecture in the Town looks to the past and future.

Mr. MacLeod asked Commissioners if they are happy with downtown's mix of businesses and uses. Chairman Rouse said he is happy to see the mix of uses in downtown as well as the Highway Business area. He said a goal of the Land Use Plan was to put emphasis on mixed uses so the soul of the Boardwalk can be taken to other areas to allow opportunities for neighborhood nodes, and he thinks the Town has embraced this. Chairman Rouse said businesses are doing well and seeing crowds.

Mr. MacLeod asked what areas need improvements or changes in the future. Commissioner Carew said the Town has done a good job handling growth, but there could be improvements in keeping infrastructure up to speed in relation to the size of the community.

Commissioner Piper, who is a builder, said the Town's stormwater requirements can be problematic, especially for those who buy older homes, demolish them, and rebuild. He said there should be a pathway, such as financial credits, to make it easier to preserve older homes and not force demolition. Commissioner Piper said this scenario is becoming more common as the amount of land that's easily developable is rapidly shrinking.

Mr. MacLeod said builders often don't want to retain stormwater on site because it takes up coverage on the property and is expensive. He asked for Commissioner Piper's thoughts about this. Commissioner Piper said his feeling is we live on a sandbar between a lake and the ocean, so residents should live with their yard being wet until it drains within a couple of days. He said human efforts cannot outengineer Mother Nature.

Commissioner Boswell said she agrees with other comments and thinks stormwater can be a problem when builders bring in fill dirt. She said she hears frequent complaints that this is contributing to flooding, even in areas that are not in flood zones. Commissioner Boswell also said the Town could do a better job with responsible growth. She said infrastructure, trees and landscaping, and impervious surfaces are all important topics of concern. Commissioner Boswell said residents don't want to see the Town become a concrete jungle. She asked if gutters are required for single-family and duplex new construction. Mr. Hardison said there is nothing specific requiring gutters, just that stormwater must be managed to the street with some method. This led to a discussion about what other methods could accomplish this. Mr. MacLeod said he and the Commission will not go into an engineering-level update of the stormwater management ordinance during the process. He said if there is a need for this, it must be a request for Council.

Commissioner Crouch said he concurs with other comments and thinks the Town needs to work on how stormwater management plans are being prepared, submitted, reviewed, and amended. He said

the Town can also do better in terms of interconnectivity planning regarding both bike/pedestrian and vehicles.

Commissioner Conto said it all boils down to infrastructure and growing too fast.

Mr. MacLeod asked whether new construction is required to have underground utilities. Mr. Hardison said this is not required across the board but could be added as a condition to a CZ permit for a bigger project. Several Commissioners expressed support for buried lines, and Mr. MacLeod said this is being done on Oak Island.

The Commission will meet with Mr. MacLeod again in October. Mr. Hardison asked Commissioners to use the time between now and then to brainstorm and review ordinances. Chairman Rouse suggested that Mr. Hardison send Commissioners a link to the stormwater ordinance as a starting point.

4. Update on Town Projects

Mr. Hardison reviewed Town projects that are underway or in the planning process:

- The Hamlet Avenue Ocean Rescue and restroom facility parking lot has been striped, and everything is fully functional.
- The Town has applied for State permits regarding stabilization of the shoreline and dredging improvements at the lake; it should take 30-70 days to get them. Chairman Rouse asked where the material will go. Mr. Hardison said it may be repurposed to shore up the banks where there has been erosion.
- Mike Chappell Park restrooms have been demolished, and the new modular unit is coming in two weeks and should be ready in August.
- The Town has received funds for new picnic shelters, bathrooms, and a playground at Lake Park, and this is currently in the design phase and will then go to Council for review.
- The south side of the marina project is currently underway, and in the winter work will move to the side adjacent to Canal Drive, which will result in temporary closure of that street. Plans call for the street to reopen in the spring and then the floating docks will go back, so things will hopefully be ready for next summer.
- The Town received a grant for improvements to the Starfish Lane street end at Canal Drive, which withstood hurricane damage. The pier and gazebo will be repaired, a true retaining wall will be installed, and some pervious surface will be added.
- The N.C. Department of Transportation (DOT) is planning to resurface Lake Park Boulevard in 2025, so now is the time to think about asking for striping, paving, bike lanes, and other improvements.
- Council has developed a Parking Committee to discuss policies and issues, and Chairman Rouse has been appointed to that group, which will give recommendations to Council in September. Among the topics being discussed are how rights-of-way are being used and how to best manage this as parking creeps into residential areas.
- The Town has funds for the resurfacing of Carolina Beach Avenue North, which will begin in winter.
- DOT is putting in a Hamlet Avenue stoplight next year.

- DOT is putting in a turn lane on Dow Road going into the State Park in both directions.
- Kure Beach is planning to extend the Island Greenway.
- The Town is looking to revisit the proposed multi-use path on Clarendon Avenue and planning to ask residents who were previously opposed if a compromise can be reached. Commissioner Piper suggested making this a one-way street. Mr. Hardison said there will be a public meeting to get feedback for Council.
- The Saint Joseph Street multi-use path is in the engineering design phase and will come back to Council, with expected completion in June 2023.
- The Town is looking to present two options to Council for the Ocean Boulevard sidewalk, so following a public input meeting Council will need to decide on which side of the road it goes.
- The State has awarded a \$4 million conservation easement for Freeman Park to prohibit future development and preserve it as open space forever.
- The Town received a grant for the Wastewater Treatment Plant to update the headworks process, which is basically a big filter system.
- Several stormwater projects are budgeted and funded, including Florida Avenue, which will include paving and a retaining wall.
- The Town is hosting a workshop for citizens who want more information about recent changes to the National Flood Insurance Program. This will be on August 10 at 6:00 PM in Council Chambers.

NON-AGENDA ITEMS

Chairman Rouse said the Parking Committee was an unexpected request from Council. He said the Chairman of each Town committee serves on the Parking Committee, which will have six meetings and then make a presentation to Council with feedback and recommendations for next season. Chairman Rouse said the Parking Committee is not empowered to make any changes, only suggestions, and so far the only action taken is to recommend residential parking zones.

ADJOURNMENT

ACTION: Motion to adjourn

Motion made by Commissioner Crouch, seconded by Chairman Rouse

Voting Yea: Chairman Rouse, Commissioner Boswell, Commissioner Crouch, Commissioner Piper, Commissioner Carew, Commissioner Conto

Motion passed 6-0

The meeting adjourned at 7:40 PM.



AGENDA ITEM COVERSHEET

PREPARED BY: Gloria Abbotts, Sr Planner

DEPARTMENT: Planning &
Development

MEETING: Planning & Zoning Commission – 11 AUGUST 2022

SUBJECT: **Conditional Zoning** to consider a Hotel with a Restaurant and Bar located at 205, 207, 209 N Lake Park Blvd and 204 Harper Avenue in the Central Business District.
Applicant: Jefferson C Woodall, Architect

BACKGROUND:

On behalf of the owners, the applicant, Jefferson C Woodall, applied for a Conditional Zoning application for a 4-story hotel with a rooftop bar, restaurant, and retail located at 205, 207, 209 N Lake Park Blvd and 204 Harper Avenue in the Central Business District. Hotels and bars are permitted by conditional zoning in the Central Business District. Restaurants and retail are permitted by right. As some of the proposed uses are only permitted by conditional zoning, the entire project must be approved by conditional zoning.

The Conditional Zoning District allows a particular use to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and on the entire community which cannot be predetermined and controlled by general district standards. There are also circumstances in which a general district designation allowing such a use by right would not be appropriate for a particular property even though the use itself could, the review process provides for the accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions which ensure compatibility of the use with the use and enjoyment of neighboring properties.

All applications shall include a site plan and any development standards to be approved concurrently with the rezoning application. Development standards may include such things as parking, landscaping, design guidelines, and buffers. When evaluating an application for the creation of a conditional zoning district, the Planning & Zoning Commission shall consider the following:

1. The application's consistency to the general policies and objectives of the Town's CAMA Land Use Plan, any other officially adopted plan that is applicable, and the Zoning Ordinance.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
3. The report of results from the public input meeting.

Prior to scheduling a public hearing on the rezoning application, the applicant shall conduct one (1) public input meeting and file a report of the results with the Zoning Administrator. In approving a petition for the reclassification of property to a conditional zoning district, the Planning & Zoning Commission may recommend that the applicant add reasonable and appropriate conditions to the approval of the petition. Any such conditions should relate to the relationship of the proposed use to the impact on the following details:

1. Town services
2. Surrounding property
3. Proposed support facilities such as parking areas and driveways
4. Pedestrian and vehicular circulation systems
5. Screening and buffer areas
6. Timing of development
7. Street and right-of-way improvements
8. Infrastructure improvements (i.e., water)
9. Provision of open space
10. Other matters that the participants in the public input meeting, staff, Planning & Zoning Commission, and Town Council find appropriate or the petitioner may propose

If the applicant does not agree with the Planning & Zoning Commission or staff's recommendations of additional conditions, the Town Council shall have the authority to accept none, any, or all of the conditions forwarded from the review process.

No permit shall be issued for any development activity within a conditional zoning district except in accordance with the approved petition and applicable site plan, subdivision plat, and/or permit for the district.

Proposal:

The applicant is proposing to construct a 4-story hotel with a rooftop bar and restaurant consisting of 42 hotel units located at 204 Harper Avenue, 205, 207, & 209 N Lake Park Blvd. The proposed project is a locally owned and operated boutique hotel by the same developers of The Hive in downtown Wilmington. The subject property consists of a single-family home and where the Welcome Inn once operated. The ground floor will consist of a covered parking structure, hotel entrance, and commercial space. The second floor will have 12 sleeping rooms, a pool, pool bar, and green space. The third and fourth floors will each have 15 sleeping rooms.

The rooftop will consist of a café/bar. The commercial spaces will be open to both hotel guests and the public.

The purpose of the Central Business District (CBD) is to accommodate, protect, rehabilitate, and maintain the traditional central business district and boardwalk area of the Town. This area accommodates a wide variety of pedestrian oriented, commercial, and service activities, including retail, business, office, professional financial, entertainment, and tourism. The regulations of this district are intended to encourage the use of land for concentrated development of permitted uses while maintaining a substantial relationship between land uses and the capacity of the Town's infrastructure. Developments which would significantly disrupt the historic balance between pedestrians and automobiles within the district, thereby destroying the pedestrian-oriented nature of the area, are specifically discouraged. Large, off-street parking areas are encouraged to locate outside the district. Similarly, buildings and structures should have pedestrian-oriented activities at ground level.

The Central Business District does not have any required setbacks, density, or lot coverage. The applicant is providing the required 42 parking spaces per sleeping room. No additional parking is required for the restaurant, bar, and retail space because adequate public parking is provided within 500 feet of the use. There is an access easement to the west of the property for the neighboring residential structure. The applicant is providing the required street trees and a 6-foot fence along the sides of the property abutting residential uses. The maximum building height for the CBD is 50'. The applicant is proposing a total height of 59'4". The Zoning Ordinance requires buildings over 50' to be approved via conditional zoning. Building height is measured from the highest appurtenance on the structure to the front street line. For hotels, appurtenances ten feet or less in height shall be exempted from the height measurement. The rooftop bar will be an open-air bar with an open cabana roof. Approximately 750 square feet of covered area is proposed above 50', bathroom facilities are required per building code. The combined square footage of the 4 properties is 31,179 square feet. 15 residential units are currently on the property. The Engineer for the project estimated Sewer Design Flow at 8,400 gallons per day and Water Flow usage is 140% or 11,760 gallons per day. Per the Utilities Director, the Town's current infrastructure can absorb the impact of the project with no required upgrades at this time.

Conditional Zoning Process

As part of the application process a community meeting is required. The applicant held the required meeting on July 1, 2022. The applicant has provided summary comments from the meeting. Based off the comments from the meeting the applicant can place conditions on the project to help mitigate the impacts and concerns from the neighboring properties.

Land Use Plan

The project is in general conformity with the 2020 Land Use Plan for the Central Business District. The land use plan supports the central business district as a destination downtown with

activities for families, residents, and visitors. Protecting the character of the district is important. The plan encourages 3-4 story buildings within the Downtown Business area. The Central Business District Master Development Plan (2008) promotes revitalization. Although the plan is more than a decade old, the goals are still relevant including creating a mix of uses, supporting economic development, creating a unique built environment, protecting natural resources, and facilitating multi-modal circulation.

Goals of the Land Use Plan include enhancing the functionality of major thoroughfares, preservation and protection of mature trees, eliminating redundant driveways, and relocating major entrances to business uses to secondary and side roads. The applicant plans to relocate or maintain live oaks on site, eliminate 3 driveway cuts from N Lake Park Blvd, and traffic will ingress and egress off Harper Avenue. The applicant also plans to expand the sidewalk width on N Lake Park Blvd. Existing pedestrian facilities in the area include signalized pedestrian crossings and the intersection of Harper and N Lake Park Blvd and there are existing sidewalks on Harper and N Lake Park. A future multi-use path is planned for Harper Avenue within 3-4 years. The Land Use Plan suggests that the Town continues to evaluate electric line burial as part of other major maintenance and capital improvement projects.

ACTION REQUESTED:

Consider recommending approval or denial of a conditional zoning to approve a 4-story hotel with rooftop bar and restaurant at 204 Harper Avenue, 205, 207, & 209 N Lake Park Blvd

Staff recommends approval of the project as proposed.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the Conditional Use District to allow for a 4-story hotel with rooftop bar and restaurant at 204 Harper Avenue, 205, 207, & 209 N Lake Park Blvd is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.



Please complete all sections of the application.

A. Property Information

Address(es): 204 HARPER AVENUE, 205, 207 & 209 LAKE PARK BOULEVARD

PIN(s): R09006-002-006-000, R09006-002-009-000, R09006-002-010-000 & R09006-002-011-000 RESPECTIVELY

Project Name 207 N Lake Park Blvd.

Size of lot(s): 31,179 SQUARE FEET (+/-)

B. Application for Conditional Zoning

Application is hereby made for a Conditional Use Permit for use of the property described above as a (please provide a brief description of the use):

4 STORY MIXED USE BUILDING WITH 5TH LEVEL ROOFTOP BAR & RESTAURANT. GROUND LEVEL WILL HAVE PARKING, HOTEL CHECK-IN & RESTAURANT.

LEVEL 2 WILL HAVE 14 ROOMS & SWIMMING POOL, LEVELS 3 & 4 WILL HAVE 14 ROOMS EACH. TOTAL BUILT AREA ON LEVELS 1-4 IS 33,181 SQUARE FEET.

ROOFTOP LEVEL IS 3,351 SQUARE FEET. APPLICATION IS ALSO MADE FOR HEIGHT LIMIT INCREASE TO 59'-4".

C. Applicant Contact Information

JEFFERSON C WOODALL, ARCHITECT

Company/corporate Name (if applicable):

JEFFERSON C WOODALL

Applicant's Name

3412 OSPREY LANE

Mailing Address

WILMINGTON, NC 28409

City, State, and Zip Code

(336) 689-1362

Telephone

jcw@jcw-arc.com

Email

D. Owner Contact Information (if different)

STRICKLAND EDNA COLEMAN RE TRUST

Owner's Name

5001 ILEX DRIVE

Mailing Address

WILMINGTON, NC 28412

City, State, and Zip Code

Not available

Telephone

Not available

Email



Check the box beside each item verifying that the item has been submitted with this application

I. Site Plan Criteria

For new construction all boxes in this section shall be marked yes by the applicant to be considered a complete application.

Yes No N/A

- ☒ ☐ ☐ The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
- ☒ ☐ ☐ An appropriate scaled plan
- ☒ ☐ ☐ Title block or brief description of project including all proposed uses
- ☒ ☐ ☐ Date
- ☒ ☐ ☐ North arrow
- ☒ ☐ ☐ Property and zoning boundaries
- ☒ ☐ ☐ The square footage of the site
- ☒ ☐ ☐ Lot coverage (buildings, decks, steps)
- ☒ ☐ ☐ Location of all existing and proposed *structures* and the setbacks from property lines of all affected structures to remain on-site
- ☒ ☐ ☐ Design of driveways and parking
- ☒ ☐ ☐ Adjacent right-of-ways labeled with the street name and right of way width
- ☒ ☐ ☐ Location of all existing and/or proposed easements

Additional information or data as determined necessary by town staff and/or other reviewing agencies including but not limited to the following may be required:

Yes No N/A

- ☐ ☐ ☐ Location and design of refuse facilities
- ☐ ☐ ☐ Approximate locations and sizes of all existing and proposed *utilities*
- ☐ ☐ ☐ Existing and/or proposed fire hydrants (showing distances)
- ☐ ☐ ☐ Adjacent properties with owners' information and approximate location of structures
- ☐ ☐ ☐ Distances between all *buildings*
- ☐ ☐ ☐ Number of *stories* and height of all *structures*
- ☐ ☐ ☐ Locations of all entrances and exits to all *structures*
- ☐ ☐ ☐ Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
- ☐ ☐ ☐ Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
- ☐ ☐ ☐ Location of flood zones and finished floor elevations
- ☐ ☐ ☐ CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
- ☐ ☐ ☐ Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
- ☐ ☐ ☐ Proposed landscaping including percentages of *open space*
- ☐ ☐ ☐ Stormwater management systems
- ☐ ☐ ☐ Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
- ☐ ☐ ☐ *Building* construction and occupancy type(s) per the building code
- ☐ ☐ ☐ Location of fire department connection(s) for standpipes
- ☐ ☐ ☐ Turning radii, turnarounds, access grades, height of overhead obstructions
- ☐ ☐ ☐ Dimensions and locations of all *signs*
- ☐ ☐ ☐ A vicinity map drawn with north indicated

- ☒ I have provided two hard-copies and one scaled electronic version of each required drawing
- ☒ I am prepared to pay the application fee today

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

1. Detailed project narrative describing the proposed site and request.
2. Agent form if the applicant is not the property owner
3. Request for site specific vesting plan shall be submitted in accordance with Chapter 40 Article XIII

OWNER'S SIGNATURE: In filing this application for a conditional zoning, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.

Jefferson C. Woodall

Signature

7 / 4 / 2022

Date

The proposed project is a locally owned and operated boutique hotel by the same developers behind The Hive in downtown Wilmington. The location is in the CBD fronting N Lake Park Blvd and Harper Ave where the 14-room Welcome Inn once operated. Also on the property are two other derelict structures comprised of 6 additional sleeping units. The proposed new hotel would add 22 more sleeping units and 42 parking spots to the location restoring the use of the property to lodging once again. As an experience-focused, boutique property, also on-site will be multiple food and beverage commercial spaces that will serve as amenities for hotel guests, other Carolina Beach visitors and the local community.

The ground floor will be comprised of a ventilated parking structure, hotel entrance and commercial space. The second floor will feature 12 rooms, a pool, pool bar and a green roof/garden space. The third and fourth floors will each have 15 rooms. The rooftop will house the stairwells and elevator shafts for the building, as well as a cafe/bar with views of the ocean and the boardwalk. The rooms will all be larger than a typical hotel room emphasizing quality over density. The local developers aim to capture the energy and nostalgia of Carolina Beach in the architecture, decor and hotel operations.



Kaylie O'Connor

Co-Owner/Partner

The Hive



833-782-9456 | 310-633-4026



kaylie@thehivewilmington.com



thehivewilmington.com

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, DEBORAH P SMITH, does hereby appoint JEFFERSON C WOODALL, ARCHITECT to act on my behalf for the purpose of petitioning the Town of Carolina Beach for: a) an amendment to the text regulations; b) a change to the zoning map; and/or c) street closing, as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Carolina Beach that said person has the authority to do the following acts for and on behalf of the owner: (1) To submit a proper petition and the required supplemental materials; (2) To appear at public meetings to give testimony and make commitments on behalf of the owner; and (3) In the case of conditional zoning, to accept conditions or recommendations made for the conditional zoning on the owner's property. (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition. This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 6 JUNE 2022

Appointee's Name, Address & Telephone:

STRICKLAND EDNA COLEMAN RE TRUST

5001 ILEX DRIVE

WILMINGTON, NC 28412

Signature of Owner: _____

Authentisign

Kimberly Simonson

6/3/2022 7:39:11 PM GMT

Deborah P Smith 6-6-2022



414 Charlotte Ave
Carolina Beach, NC 28428
Phone: (310) 633.4026
Email: kaylie@thehivewilmington.com

June 14, 2022

COMMUNITY INFORMATION MEETING NOTICE
Conditional Rezoning Request

Re: 205, 207, 209 N Lake Park Blvd / 204 Harper Ave Carolina Beach, NC 28428
(New Hanover County Tax Parcel IDs R09006-002-006-000, R09006-002-009-000, R09006-002-010-000, R09006-002-011-000)

Dear Property Owner,

This is a notice for a community information meeting for Conditional Rezoning to allow for the construction of a boutique hotel.

The subject property is approximately .75 acres and is located at 205, 207, 209 N Lake Park Blvd and 204 Harper Ave in Carolina Beach and is identified by the New Hanover County Tax Parcel IDs listed above. A general map of the area with the subject property outlined in yellow is attached to this notice as Exhibit A.

The proposed project is a boutique hotel with food and beverage components providing value and entertainment to both hotel guests visiting Carolina Beach and residents. The developers are owners and operators of downtown Wilmington boutique hotel, The Hive, opened in 2019 and are Wrightsville Beach and Carolina Beach residents.

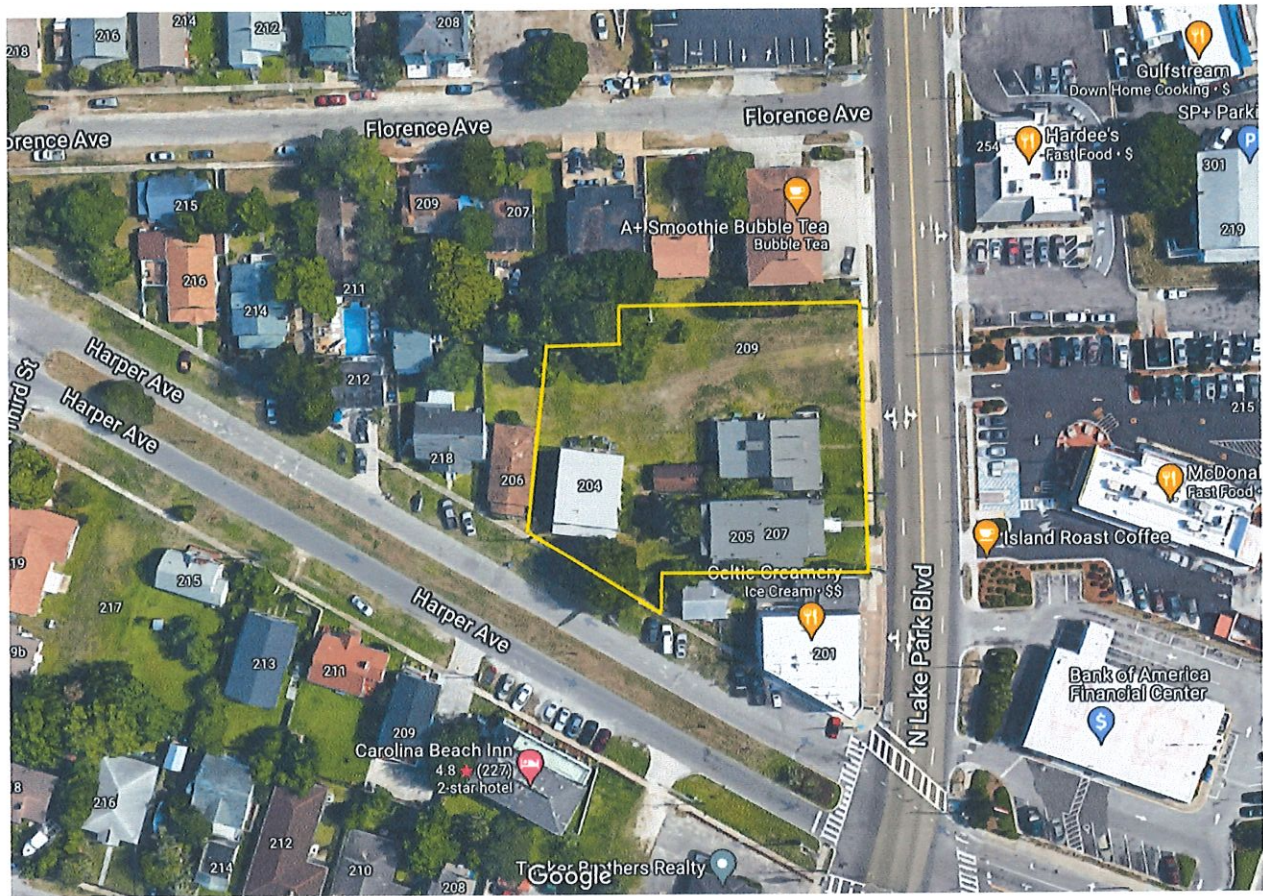
The meeting will be held at Good Hops Brewery at 811 Harper Ave in Carolina Beach on Friday, July 1, 2022 at 4pm EST.

For directions or for further information, or if you are unable to attend the community information meeting and have any questions, comments or concerns, you may email Kaylie O'Connor at kaylie@thehivewilmington.com or the developers will gladly speak or meet with you individually at your convenience.

Sincerely,

Kaylie O'Connor

EXHIBIT A



207 N Lake Park Blvd Public Meeting - Attendee Sign-In
1-Jul-22

Owner Name	Organization	Physical Address
	ORTH LAKE PARK BLVD LLC	203 LAKE PARK BLV N
	ILES SOUTH LLC	210 CANAL DR
	SON DENNIS W	213 MYRTLE AVE
	SON DENNIS W	215 MYRTLE AVE
	ITZ JONNIE E	208 FLORENCE AVE
	REBECCA L	211 FLORENCE AVE
	VESTMENTS COMPANY LTD	254 LAKE PARK BLV N
		7 LAKE PARK BLV N
	DM NANCY JOSEPH	212 RALEIGH AVE
Brenda Bryant	WN JASON S JR MARTHA R ETAL	218 FLORENCE AVE
	ANT BRENDA GAIL	214 HARPER AVE
	KHEAD CHRISTOPHER T SABRINA	302 THIRD ST N
	ITAL COASTAL INVESTMENTS LLC	6 LAKE PARK BLV N
	OLINA BEACH TOWN OF	201 CANAL DR
	OLINA BEACH TOWN OF	203 CANAL DR
	OLINA BEACH TOWN OF	205 CANAL DR
	OLINA BEACH TOWN OF	207 CANAL DR
	OLINA BEACH TOWN OF	209 CANAL DR
	OLINA SHORELINE PROPERTIES LLC	301 HARPER AVE
	EKMAN SARAH J	209 LUMBERTON AVE
	UCH FRED MARGARET	206 CAPE FEAR BLV
	UCH FREDERICK D MARGARET W	1 LAKE PARK BLV N
	IS REBECCA B ETAL	218 RALEIGH AVE
	IS WILLIAM H JR SUE ANN	210 RALEIGH AVE
	TON JEAN RANEY	211 HARPER AVE
	JGLASS ANDREA MARC	216 HARPER AVE
	RY JANICE V REVOCABLE TRUST	105 THIRD ST N
	T BAPTIST CHURCH OF	202 LUMBERTON AVE
	RENCE KENNETH JOHN	214 RALEIGH AVE
	SH COREY J ETAL	204 FLORENCE AVE
	SH COREY J ETAL	206 FLORENCE AVE
	SH COREY JAY	209 FLORENCE AVE

Owner Name	Owner Organization	Physical Address
<i>Mark Gates</i>	GATES MARK	206 HARPER AVE
	HAYNES RICHARD D III	216 FLORENCE AVE
	HOLIBAUGH JENNIFER A	101 THIRD ST N
	HOVER HALL HOSSFELD GREENBERG	107 RALEIGH AVE
	HOVER HALL HOSSFELD GREENBERG	109 RALEIGH AVE
	HOVER HALL HOSSFELD GREENBERG	4 LAKE PARK BLV N
	ISETT JEREMY M LAUREN	205 RALEIGH AVE
	J & F ENTERPRISES INC	300 LAKE PARK BLV N
	J & J MURPHY LLC	103 LAKE PARK BLV N
	J & J MURPHY LLC	207 RALEIGH AVE
	JAB NC LLC	122 HARPER AVE
	JEN PROPERTIES LLC	208 RALEIGH AVE
	JJSMW LLC	201 LAKE PARK BLV N
	JJSMW LLC	202 HARPER AVE
	JOHNSON JULIE M	205 FLORENCE AVE
	JONES JESSE L	213 HARPER AVE
	K & M COASTAL PROPERTIES LLC	123 HARPER AVE
	KELLY HELEN HEIRS	217 LUMBERTON AVE
	KELLY JACK S DIANE J	207 LUMBERTON AVE
	KELLY JACK STEVEN	215 LUMBERTON AVE
<i>Kenneth Koch</i>	KISER JONATHAN T	209 HARPER AVE
	KOCH FAMILY REV TRUST	219 HARPER AVE
	KRICHMAN ANDREW C	215 RALEIGH AVE
	KRICHMAN ANDREW C	217 RALEIGH AVE
	LANIADO PROPERTIES LLC	305 LAKE PARK BLV N
	LAUREL COMPANIES LLC	201 LUMBERTON AVE
	LAUREL COMPANIES LLC	203 LUMBERTON AVE
	LEVINSON JAMES R	207 FLORENCE AVE
	LONG JASON WAYNE	302 RALEIGH AVE
	MASTERSON ALLEN L ETAL	217 HARPER AVE
	MCCLOSKEY TERRENCE M LYNN A ETAL	205 FLORENCE AVE
	MCDONALDS CORPORATION	220 LAKE PARK BLV N
	MEENAKSHISUNDARAM SENTHILKUMAR JAGADEESW	204 LUMBERTON AVE
	MORRISON DONALD R JR CAITLYN N	216 RALEIGH AVE

Owner Name	Owner Organization	Physical Address
	MTSLD LLC	210 HARPER AVE
	NANAK INCORPORATED	111 CARL WINNER AVE
	NEW AMSTERDAM LLC	110 HARPER AVE
	OCEAN HAVEN LLC	209 RALEIGH AVE
	OCEAN HAVEN LLC	211 RALEIGH AVE
	OCEAN HAVEN LLC	213 RALEIGH AVE
	PANORAMA PROPERTIES LLC	208 CAPE FEAR BLV
	PANORAMA PROPERTIES LLC	210 CAPE FEAR BLV
	PETERSON RYAN M	215 HARPER AVE
	PISANO JOHN DANA	100 LAKE PARK BLV N
	POPLIN DONALD H & IRIS	212 FLORENCE AVE
	POWELL MICHAEL F	218 HARPER AVE
	REDMOND KRISTEN	214 FLORENCE AVE
	ROOF RALPH W LIVING TRUST	104 LAKE PARK BLV N
	ROOF RALPH W LIVING TRUST	110 LAKE PARK BLV N
	ROOF RALPH W TRUSTEE	219 MYRTLE AVE
	SALTY BAY PROPERTIES LLC	204 CAPE FEAR BLV
	SARAH YOUNG LIVING TRUST	205 FLORENCE AVE
	SCHLEY ROBERT E DIANA G	210 FLORENCE AVE
	SHORE TERM RENTALS II LLC	211 LUMBERTON AVE
	SHORE TERM RENTALS II LLC	213 LUMBERTON AVE
	SIMOTAS SPIRIDON GIANOULA	221 MYRTLE AVE
	SMITH GEORGE M ROSE W	103 THIRD ST N
	SMITH SCOTT R TRUSTEE	203 FLORENCE AVE
	STRICKLAND EDNA COLEMAN RE TRU	204 HARPER AVE
	STRICKLAND EDNA COLEMAN RE TRUST	205 LAKE PARK BLV N
	STRICKLAND EDNA COLEMAN RE TRUST	207 LAKE PARK BLV N
	STRICKLAND EDNA COLEMAN RE TRUST	209 LAKE PARK BLV N
	TAYLOR EDWARD	222 RALEIGH AVE
	TD ENTERPRISES.COM LLC	205 HARPER AVE
	TROPIC ISLE HOA INC	205 FLORENCE AVE
	TUCKER BROTHERS PROPERTIES LLC	201 HARPER AVE
	WEINTRAUB EDWARD L	304 THIRD ST N
Sue Wheeler	WHEELER SUE ELLEN	215 FLORENCE AVE

Public Input Meeting Summary – Good Hops – July 1, 2022

- **Attendee – Brenda Bryant**

- Commented on the wonderful location
- Questioned who was going to provide the food/drinks in the commercial spaces
 - Developer replied that we are currently speaking with successful restaurateurs about the opportunity, but no one has been selected yet
- Asked about the rezoning process
 - Developer explained how this meeting capturing property owners' feedback is step 1 and then we go through different stages of meetings for various town approvals.
- "What this beach has needed for decades"

- **Attendee – Sue Wheeler**

- Existing buildings are old, so thankful for beautification
- Commented on the older water/sewer infrastructure, so that's a concern.
 - Developer explained that we're noting her concern and will work with civil engineers and the town to mitigate any issues.
- Asked about what "boutique hotel" meant
 - Developer explained that it's about being smaller, more intimate property, unique/not "cookie-cutter", offering personalized service and being experience focused.
- Believes we are "developing correctly"
- Suggests we advertise on Next Door

- **Attendee – Mark Gates**

- Better to have this type of property than a corporate Holiday Inn
- Asked about timeline for opening
 - Developer explained that we are shooting for Summer 2024
- Main concern related to the lack of easement with surveyed property line right up his house. Currently uses our property at 204 Harper as a grass driveway to park behind his house. Asked if we could give him a spot or leave an area of our parking lot open for him to access his backyard.
 - Developer explained that we're noting his concern.
- Suggests having a fence separating our two properties for insurance reasons, e.g. in case someone falls from our property onto his and gets hurt. And wants trees/landscaping to separate the look of the parking lot from his property.
 - Developer said we would consider/discuss the fence and are already planning on doing landscaping on the line between our properties as shown in the drawings.
- Questioned where the "entertainment" aspect of the property would be
 - Developer explained that it's only parking that abuts his property and the commercial spaces will be on N Lake Park Blvd.

- Asked about location of dumpsters
 - Developer replied that we have not specified a location yet, but will keep the location of his property in mind
- Asked if we were talking to the city about parking. Says it is already hard to find parking on Harper
 - Developer explained that our parking will be contained within our property and that additional parking is slated as part of the Harper streetscape project (completely separate from our property).
- Concerned about water runoff because we are already in the flood zone. Asked if there would be a retention pond or other drainage system.
 - Developer explained that we hear his concern and we're working with civil engineers and the town to ensure proper handling of storm water and drainage.
- Asked about parking lot material
 - Developer explained that we have not decided yet, but would likely be pavement/concrete and reiterated that the majority of parking would be enclosed in our deck under the pool.
- **Attendee: Kenneth Koch**
 - Concerned about height of the building
 - Developer explained the height follows the 50 ft ordinance with the exception of the rooftop café which will (1) not be enclosed and (2) only encompasses a small area of the total building size (approximately 15%). And then went on to explain further that it will just be a glass railing, elevator shaft/stairwells and cover over just the bar area of the rooftop café that will be above 50 ft.
 - Concerned about where garbage will be located – doesn't want it near his house
 - Developer said we are noting his concern
 - Doesn't want the median on Harper removed
 - Developer explained that there is a Harper streetscape project slated outside of our control/project parameters, but that we don't believe it includes removing the median
 - Concerned with the timing of the build – doesn't want construction during the busy times.
 - Developer replied that we are not sure of exact timeline yet, but we are noting his concern.
 - Requested a parking spot for Mark Gates at 206 Harper – "keep Mark happy and and I will be happy".

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A1 SITE PLAN

3/32" = 1'-0"

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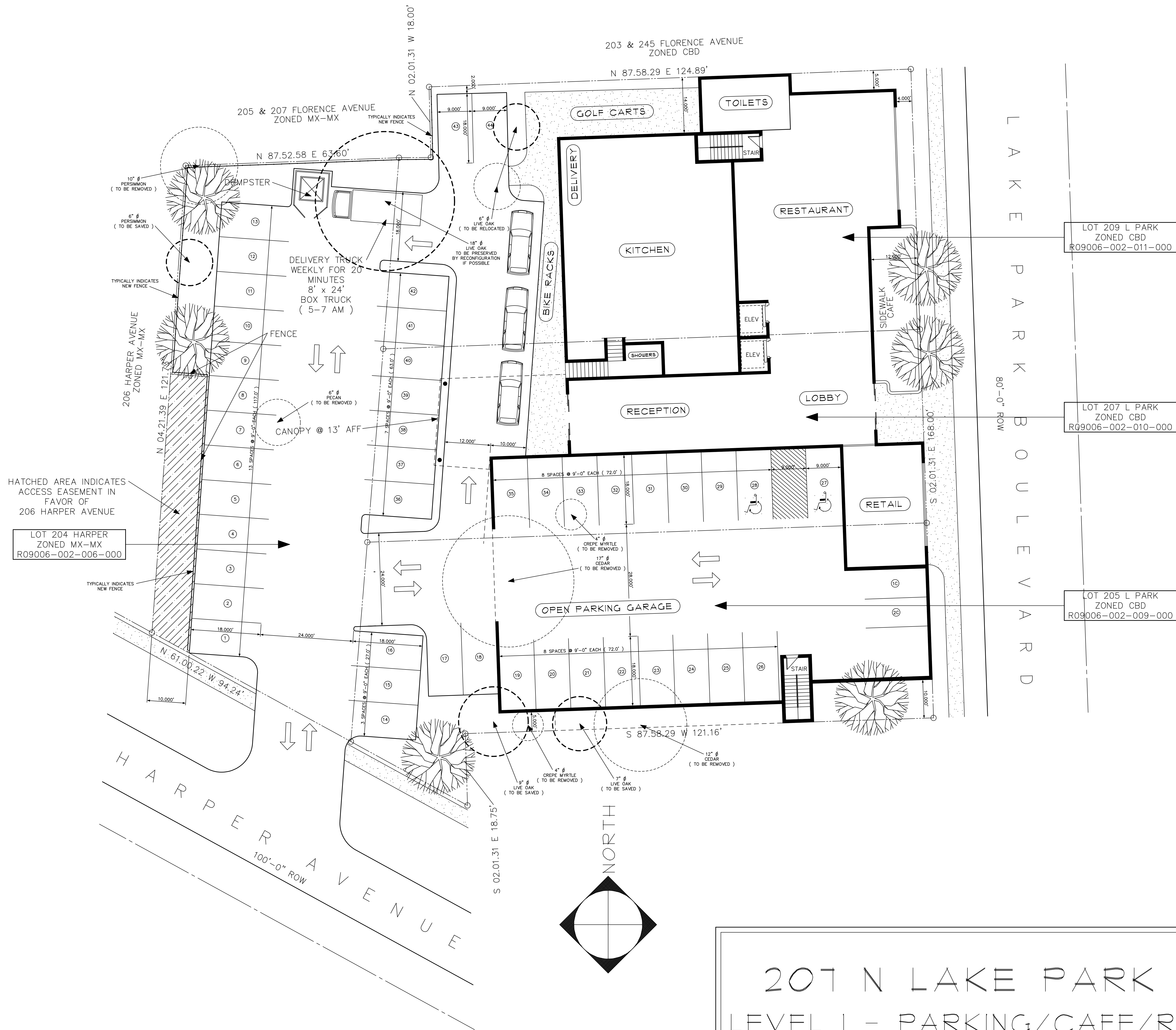
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SHEET 01 OF 05

25



207 N LAKE PARK BLVD
LEVEL 1 - PARKING/CAFE/RECEPTION
8,042 SF COMMERCIAL - 6,618 SF PARKING

TOTAL SITE AREA - 31,179 SQUARE FEET
MAXIMUM BUILDING FOOTPRINT - 14,720 SQUARE FEET
MAXIMUM PAVED AREA (PERVIOUS & IMPERVIOUS) - 12,429 SQUARE FEET
PERVIOUS OPEN SPACE - 4,030 SQUARE FEET

NO.	DATE:	REVISIONS:
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JEFFERSON C. WOODALL
ARCHITECT

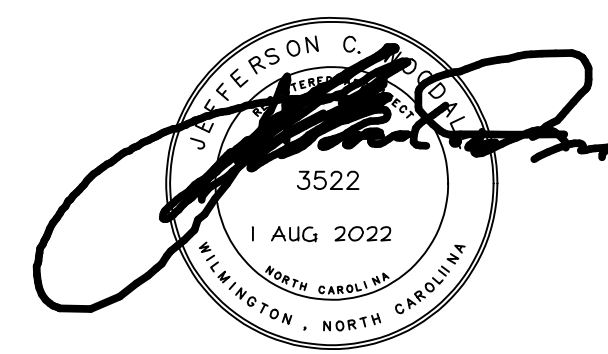
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JCW@JCW-ARC.COM



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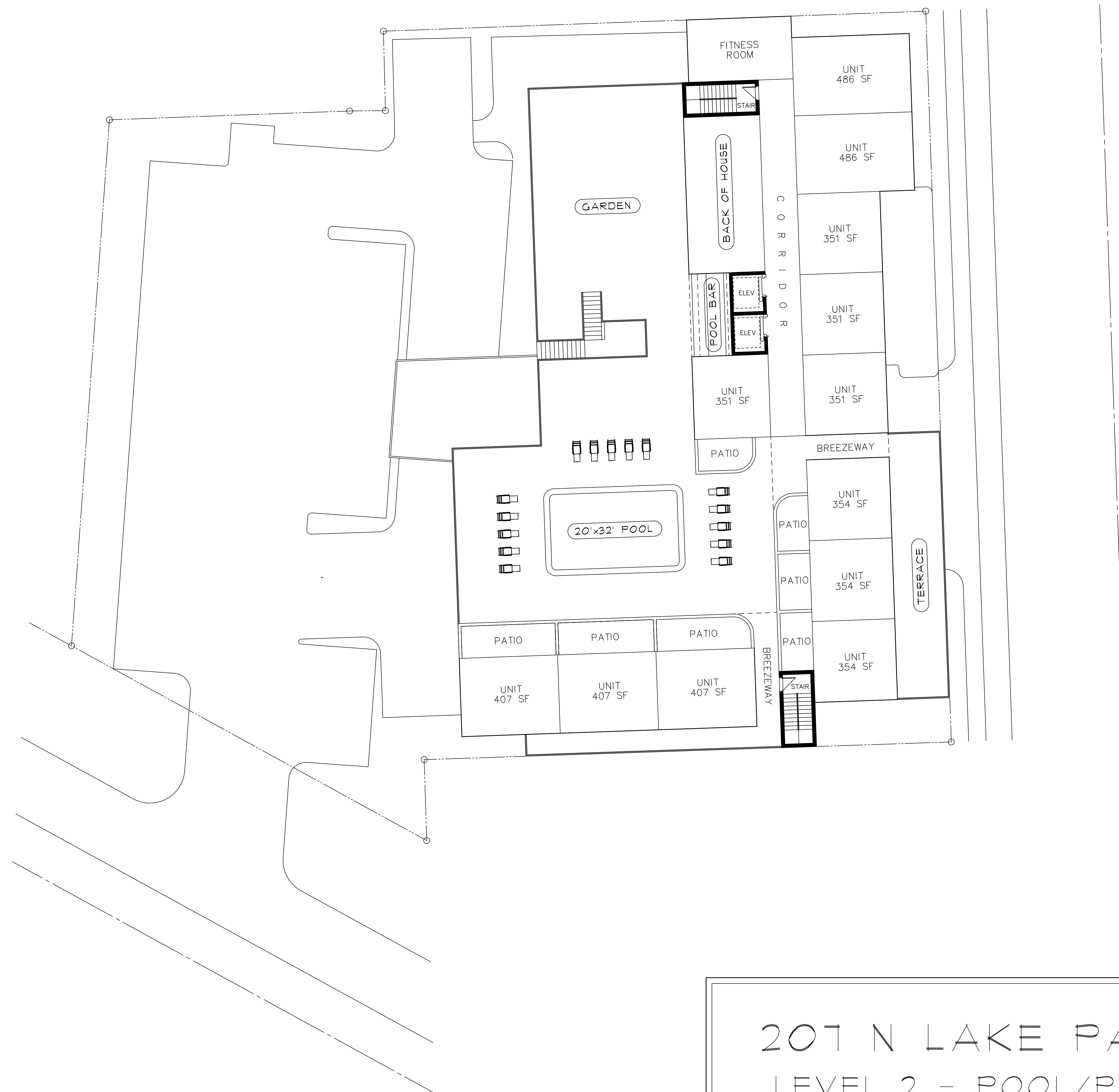


PROJECT:
HOTEL



207 N LAKE PARK BOULEVARD
CAROLINA BEACH, NC

DRAWING DESCRIPTION:

S 1 0 0



207 N LAKE PARK BLVD
LEVEL 2 - POOL/PLAZA/SUITES
6,885 SF (+/-)

		
		
NO. DATE:	REVISIONS:	
I 1 AUG 2022	RELEASED FOR P I Z REVIEW	
NO. DATE:	SIGNATURE:	
DRAWN BY: JEFFERSON C WOODALL	CHECKED BY: JEFFERSON C WOODALL	PROJECT NO. 207 N LPB - HOTEL

JEFFERSON C. WOODALL
ARCHITECT

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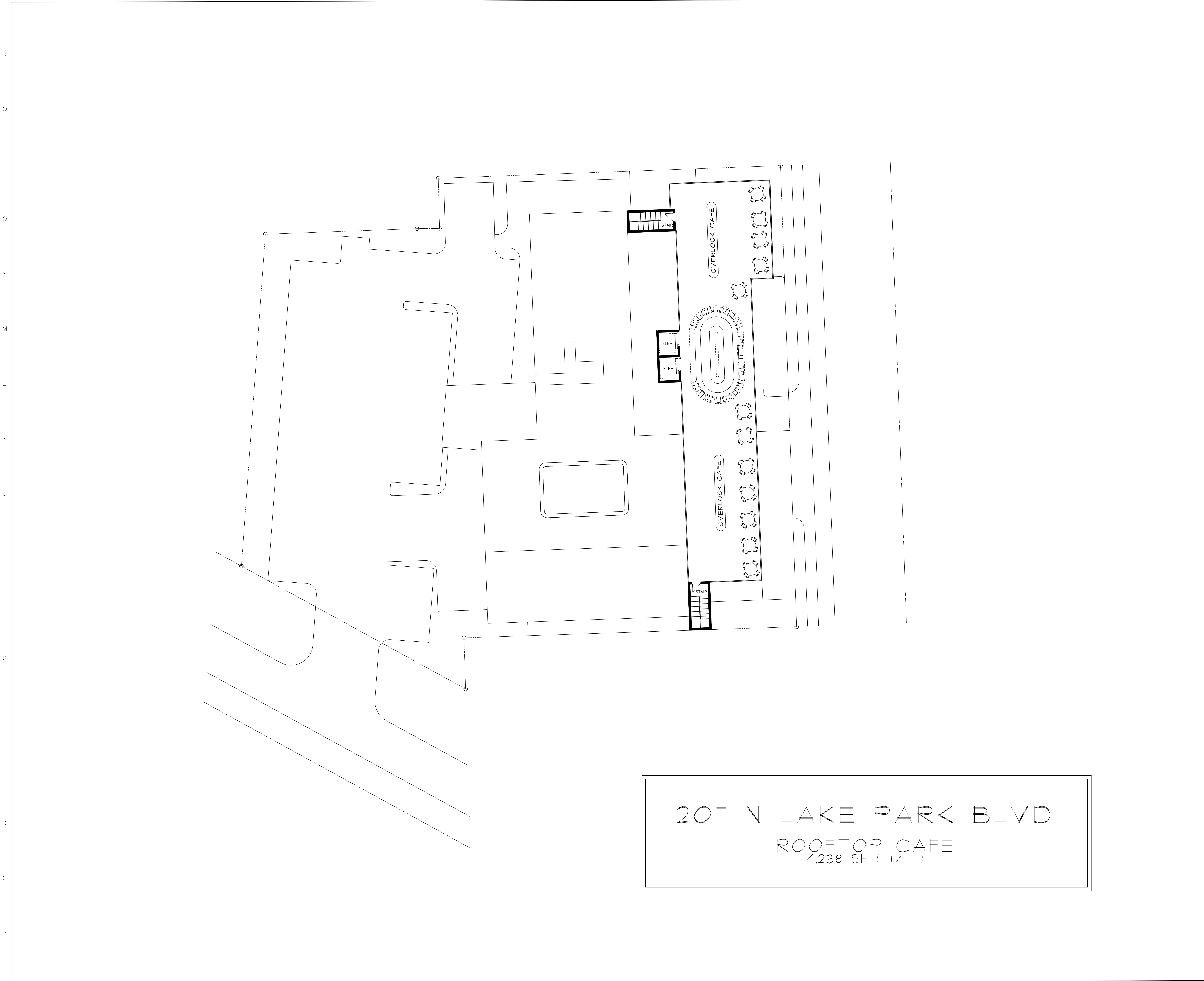
PROJECT:
HOTEL

207 N LAKE PARK BOULEVARD
CAROLINA BEACH, NC

DRAWING DESCRIPTION:

A 1 0 0

SHEET 02 OF 06



A1	ROOF PLAN
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3/32" = 1'-0"

Item 2

NO.	DATE:	REVISIONS:
I	1 AUG 2022	RELEASED FOR P I Z REVIEW
NO.	DATE:	SUBMISSIONS:
JEFFERSON C WOODALL	JEFFERSON C WOODALL	207 N LPB - HOTEL

JEFFERSON C. WOODALL
ARCHITECT

336-689-1362
JCW@JCW-ARC.COM

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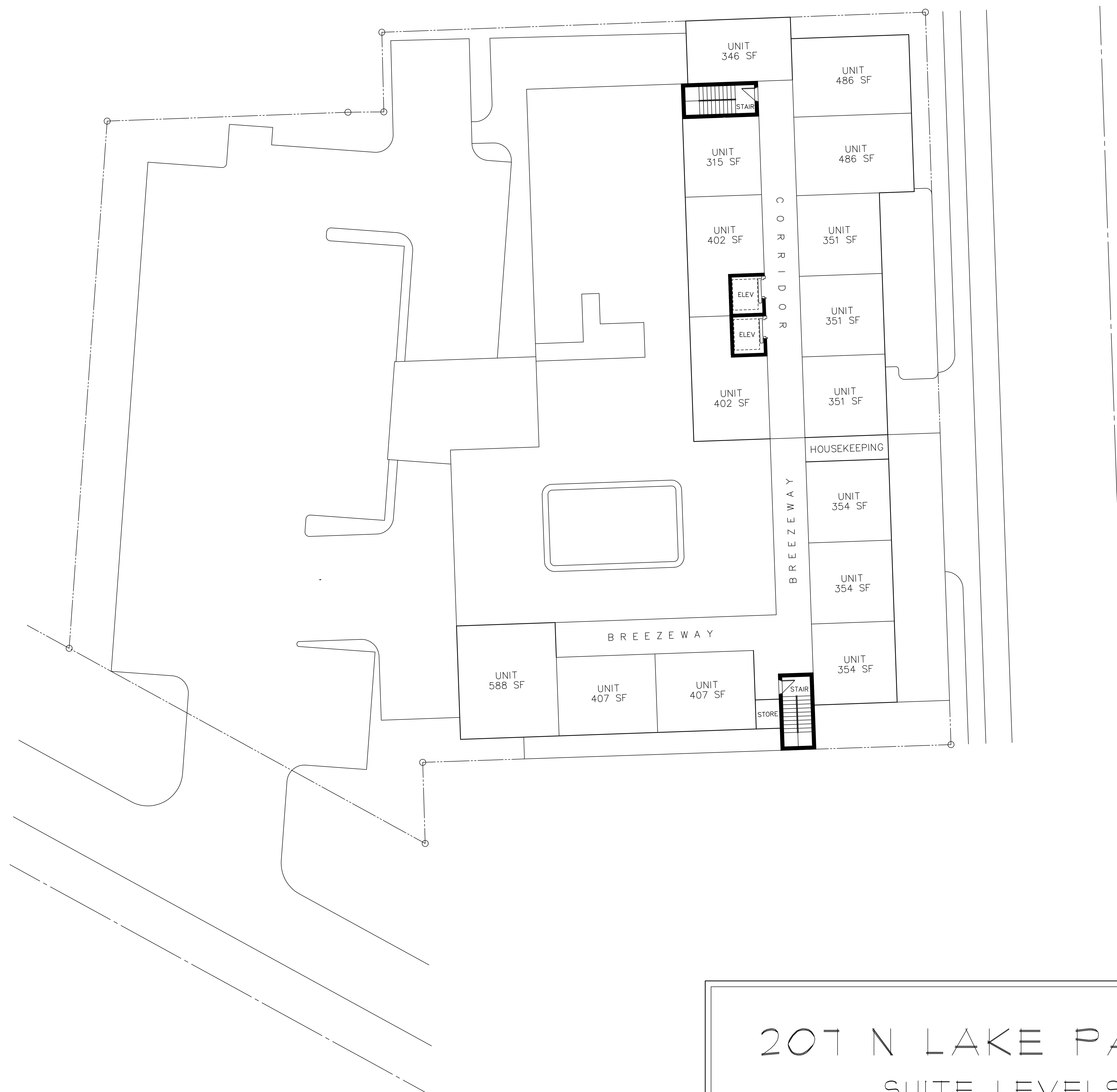
PROJECT:
HOTEL

207 N LAKE PARK BOULEVARD
CAROLINA BEACH, NC



DRAWING DESCRIPTION:

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SHEET 04 OF 05



SUITE LEVELS 3 & 4
7,207 SF EACH (+/-)

		
		
NO.	DATE:	REVISIONS:
I	I AUG. 2022	RELEASED FOR P I Z REVIEW
NO.	DATE:	SIGNMENTS:
DRAWN BY:	CHECKED BY:	PROJECT NO.
JEFFERSON C WOODALL	JEFFERSON C WOODALL	207 N LPB - HOTEL

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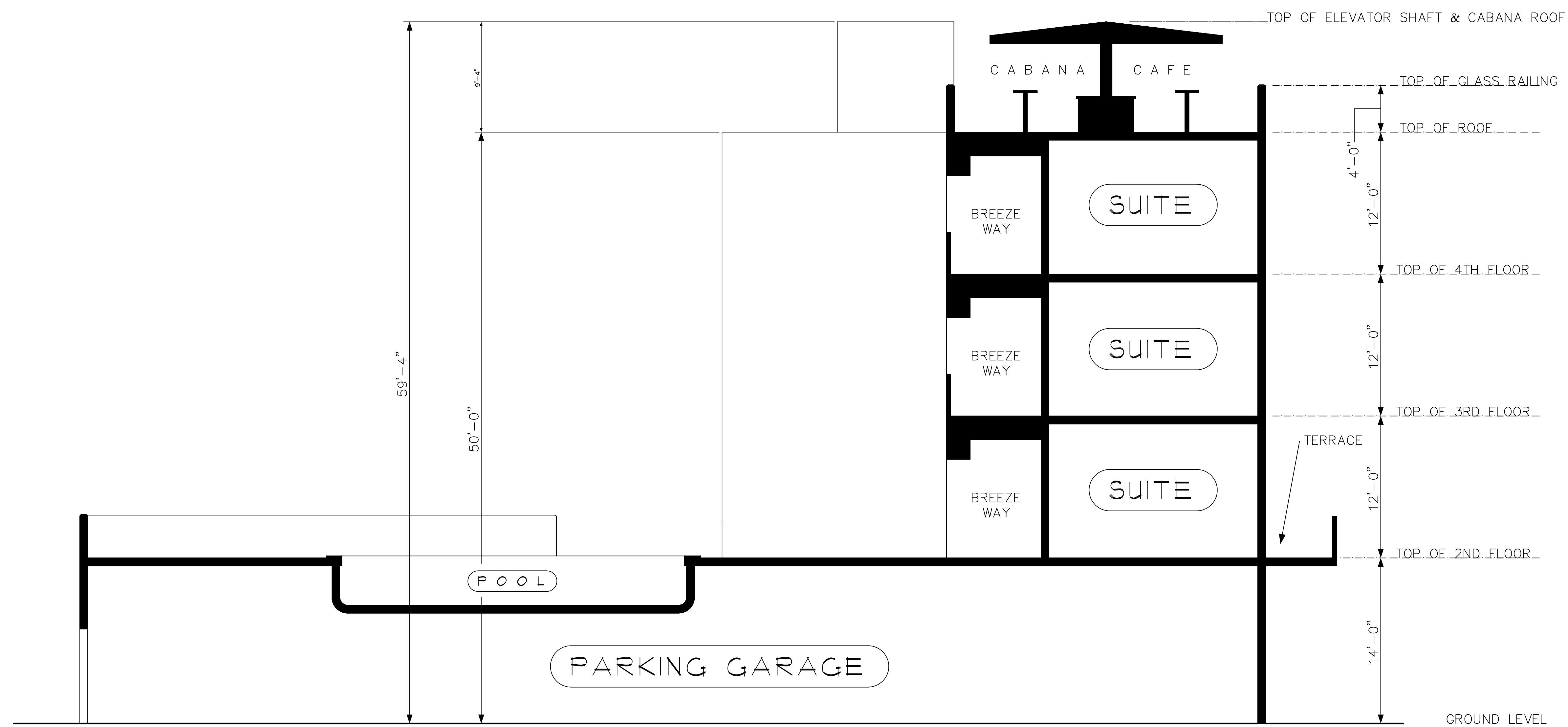
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DRAWING DESCRIPTION:

A 1 0 1



EAST / WEST BUILDING SECTION

$$1/4'' = 1'-0''$$


LAKE PARK BOULEVARD ELEVATION

$$1/4'' = 1'-0''$$

		
NO. DATE:		REVISIONS:
I	AUG 2022	RELEASED FOR P I Z REVIEW
NO. DATE:		SUBMISSIONS:
DRAWN BY: JEFFERSON C WOODALL		CHECKED BY: JEFFERSON C WOODALL PROJECT NO. 207 N LPB - HOTEL
<div>JEFFERSON C. WOODALL</div> <div>ARCHITECT</div> <div>336-689-1362</div> <div>JCW@JCW-ARC.COM</div> <div></div> <div>ARCHITECTURE OF THE AMERICAN SPIRIT</div> <div>THE MOTIVATION OF FREEDOM</div> <div>THE INSPIRATION OF DISCIPLINE</div> <div>THE USE OF THESE PLANS & SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED & PUBLICATION IS LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION FOR ANY OTHER USE BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS & SPECIFICATIONS SHALL REMAIN WITH THE ARCHITECT WITHOUT PREJUDICE. THESE INSTRUMENTS SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST. VISUAL CONTACT WITH THESE INSTRUMENTS SHALL CONSTITUTE ACCEPTANCE OF THE ABOVE.</div> <div></div> <div>PROJECT: HOTEL</div> <div>207 N LAKE PARK BOULEVARD CAROLINA BEACH, NC</div> <div>DRAWING DESCRIPTION:</div>		